

Before the Board of Zoning Adjustment, D. C.

Application No. 11917, of the John Akridge Company, pursuant to Sections 8207.2 and 8207.1 of the Zoning Regulations, for a special exception for approval of a roof structure for a proposed office building in the C-4 Zone, as provided by Section 5306.1 of the Regulations, and as amended for a variance from the set back requirements for roof structure of Section 5201.23 as provided by Section 8207.11 of the Regulations, at the premises 1627 K Street, N. W. known as Lot 805, Square 184.

HEARING DATE: July 16, 1975

DECISION DATE: August 6, 1975

FINDINGS OF FACT:

1. Applicant requests approval of the roof structure for a proposed office building and a variance from the set-back requirements for the penthouse which exceeds the 130 foot height limit.

2. Applicant amended the application at public hearing with leave of the Board to include the variance from Section 5201.23 of the Zoning Regulations because the subject lot has the narrow width of 45 feet 10 inches.

3. The proposed office building will be approximately the same height as the adjacent structure to the east and the proposed roof structure has a F.A.R. of 0.25 out of a maximum permitted F.A.R. of 0.37.

4. There will be no set back of the roof structure on the east side party line and a variance of 16 feet is required.

5. The staff report of the Zoning Services Division of the Municipal Planning Office recommended approval of both the proposed roof structure and the variance from the set back requirements stating the following criteria:

a) The proposed roof structure meets all the architectural controls of Sections 3308.1 and 5306.1 of the Regulations. The pre-cast off-white concrete roof structure will match the material and color of the street facade and it harmonizes with the main structure in architectural character, material and color.

b) The penthouse does not exceed one-third(1/3) of the roof structure.

c) There will be no obstruction to the light and ventilation of adjacent properties and the penthouse complies with the October of 1910.

6. The 1,416 square foot area of the roof structure is well within the maximum permitted area of 2,491 square feet and contains mechanical equipment, stair and elevator.

7. There is no opposition of record to the application.

CONCLUSIONS OF LAW:

Based upon the above findings of fact and the evidence of record the Board is of the opinion that Applicant's proposed roof structure meets all the criteria of Sections 3308.1 and 5306.1 of the Regulations and shall be approved. Applicant also has an exceptionally narrow piece of property and the strict application of Section 5201.23 of the Regulations would result in a practical difficulty. The Board concludes that the approval of a variance from Section 5201.23 of the Regulations will result in no substantial detriment to the public good and will not substantially impair the intent of the Zoning Regulations.

ORDER: It is hereby ordered that the above application be GRANTED.

VOTE: 4-0 (Lilla Burt Cummings, Esq. not voting after not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

James E. Miller  
JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER:

September 4, 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.